



CHAPMAN
CHARTERED SURVEYORS

20 MERE STREET, DISS IP22 4AD

135.8 sqm / 1,462 sqft



GROUND FLOOR RETAIL PREMISES IN PRIME LOCATION

Ref: 181176

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Regulated by RICS

TO LET

Retail premises in town centre

135.8 sqm / 1,462 sqft

LOCATION

Diss is a thriving market town in south Norfolk with a wide range of services and amenities including a mainline railway station serving Norwich, Ipswich and London Liverpool Street. The property is located on Mere Street, the prime shopping area in Diss. Nearby occupiers include Costa Coffee, WH Smith and Superdrug.

DESCRIPTION

The premises comprise a mid-terrace ground floor unit forming part of a larger three-storey building of brick construction under a tiled roof, with storage in an outbuilding at the rear.

ACCOMMODATION

Small step up from Mere Street leads into large open-plan retail area with solid floor, artex ceiling, strip lights and air conditioning. Door at the rear to office, kitchen, two stores, stairs to the first floor store, and steps up to a door giving access to the rear (Chapel Street).

FLOOR AREAS (NIA)

GF Retail	93.1sqm	1,002sqft
GF Ancillary	12.8sqm	138sqft
GF Storage	9.3sqm	100sqft
FF Storage	<u>20.6sqm</u>	<u>222sqft</u>
	135.8sqm	1,462sqft

AVAILABILITY

The property is available immediately.

LEASE TERMS

New lease on Full Repairing and Insuring (FRI) terms.

RENT

£22,700 pax

VAT

No VAT

SERVICES

Mains water and electricity; air conditioning.

LOCAL AUTHORITY

South Norfolk Council.

BUSINESS RATES

Rateable Value: £25,750

ENERGY PERFORMANCE CERTIFICATE

EPC rating: D (92)

PLANNING

We assume that the property has planning permission for Use Class E retail use by virtue of its existing use.

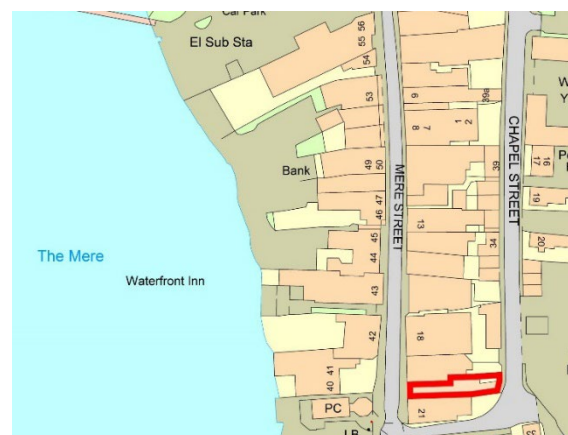
VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact Chapman Chartered Surveyors:

Contact: Oliver Chapman

Tel: 01379 687645

Email: o.chapman@chapmansurveyors.co.uk



AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

Chapman Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice that: (1) they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property; (2) any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom; (3) the property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof; (4) no liability can be accepted for any misstatement, omission or errors in these particulars; and (5) these particulars do not constitute an offer or contract or any part thereof.